



**HAWKINS BOATHOUSE ADDITION  
APA VARIANCE LETTER TO THE BOARD 6/7/2022  
APA PROJECT NUMBER 2021-0249**

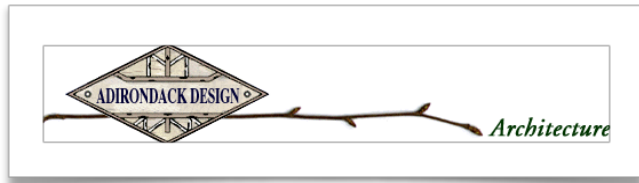
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Mr. Hawkins has the right to build an additional 1,200 square foot, 15' high, boathouse on his property. If he builds a new 1,200 square foot boathouse, assuming a boathouse that is 30' x 40', the visual impact along the shoreline of boathouse structures with 2 boathouses would be 72' wide of boathouse structures. With 8' wide docks on either side of this new boathouse and adding the length of the existing boathouse and existing docks would result in approximately 175' of boathouse and dock along the shoreline on a 273' wide lot . This would result in nearly 42% of the shoreline encumbered with structures creating a far greater visual and environmental impact. Adding an additional slip and 4' of dock as proposed, results in approximately 49' of structure with the overall length including structure and docks of 65' along the 273' of shoreline resulting in 23% of structure along the shore creating a far less visual and environmental impact.

The purpose of the 2010 redefinition of boathouses was created as a result of the further degradation of existing shoreline with new larger boathouses creating significant visual and environmental impacts. This was the purpose for the new boathouse definition. Not approving this variance is a complete contradiction to the purpose as described above with visual and environmental impacts along the shoreline.

In any variance or planning board review, the public is asked for their input. Often the public comments are a driving force for the design and execution of the project. Changes are made to satisfy the nearby property owners and therefore impact the final design.

We have heard from nearly every property owner on Spitfire lake. These are the people most effected by this decision. There are 20 property owners on Spitfire Lake not including Mr Hawkins. 15 property owners submitted feedback. 14 out of 15 of the neighbors, those having a direct impact from the decision made by the board, are in approval of the granting of the variance. This is a 93% approval rating. The neighbors directly adjacent to Mr. Hawkins wish to have the variance approved. Adding an additional boathouse would significantly impact their views from their camps especially those with views of St. Regis Mountain, these property owners are very much against a new boathouse being constructed.



Two options from staff to eliminate the need to ask for a variance suggested rebuilding the structure to either meet the definition and or re-build to make it tall enough to double stack boats for storage. The solution to both of these comments would result in tearing down the existing boathouse structure and rebuilding it to satisfy this suggestion. Both of these solutions are completely antithetical to green building standards and sustainability strategies currently driving construction practices. Suggesting to tear down and re-build a structure legally built less than twenty years ago to meet today's regulations is contrary to these new environmental strategies and a waste of our natural resources.

Respectfully Submitted,

Michael L. Bird, A.I.A.  
Architect

CC: Andrew P. Hawkins - Property Owner